



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



140 Brompton Park , Belfast, BT14 7LE

**Offers In The Region Of
£85,000**

Superb Town Terrace Set Within This Most Popular Section Of The Ardoyne With The City Only A Short Distance Away

Holding a prime position close to the hustle and bustle of the vibrant shopping at the Ardoyne roundabout and within easy reach of the City this modern town terrace is ideally suited to the first time buyer or investor alike. The modern interior comprises 2 bedrooms, lounge into bay, fitted kitchen including built-in under oven and ceramic hob and classic white bathroom suite. The dwelling further offers gas fired central heating, uPvc double glazed windows, and has benefited from an Enveloping Scheme in past years.

A larger than average site and low outgoings combines with a much sought after location to make this a home worthy of your immediate attention.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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- Superb End Of Terrace
- Classic White Bathroom
- Excellent Sized Site
- 2 Bedrooms Lounge Into Bay
- Gas Central Heating
- Low Outgoings
- Fitted kitchen With Oven & Hob
- Upvc Double Glazed Windows

Entrance Hall

Upvc double glazed entrance door, panelled radiator.

Lounge Into Bay

14'2" x 10'4" (4.32 x 3.15)

Two panelled radiators

Kitchen

13'5" x 7'4" (4.10 x 2.25)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktop, built-in under oven and ceramic hob, glass splash back, stainless steel canopy extractor fan, plumbed

for washing machine, fridge/freezer space, splash back, concealed gas boiler, panelled radiator, Upvc double glazed rear door.

First Floor

Landing

Bedroom

13'4" x 9'11" (4.08 x 3.04)

Panelled radiator.

Bedroom

10'2" x 7'1" (3.11 x 2.16)

Panelled radiator.

Bathroom

Classic white suite comprising panelled bath, shower screen, thermostatically controlled shower, pedestal wash hand basin, low flush Wc, pvc panelled walls, panelled radiator

Outside

Walled front garden with side patio garden and enclosed rear yard.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

